

Golden Abstract, LLC
504 West Main Street
Trappe, PA 19426
(610) 495-5269

ALTA Seller's Settlement Statement

File #:	GOLD24-107	Property	1313 Bradford Court	Settlement Date	02/29/2024
Prepared:	02/19/2024		Phoenixville, PA 19460	Disbursement Date	02/29/2024
Settlement Agent:	Mary Beth Machon	Buyer	Krista Lynn Kovatch and Donna Lynn Kovatch 1 Prospect Avenue West Chester, PA 19380		
		Seller	Mary Mulvihill		
		Lender	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906		

Description			Seller	
	Debit		Credit	
Financial				
Sales Price of Property			\$370,000.00	
Prorations/Adjustments				
Assessments 02/29/2024 to 07/01/2024			\$1,397.39	
City/Town Taxes 02/29/2024 to 01/01/2025			\$16.63	
County Taxes 02/29/2024 to 01/01/2025			\$473.29	
HOA Master Dues 02/29/2024 to 07/01/2024			\$116.99	
Payoff(s)				
Payoff to S&T Bank		\$31,262.03		
Principal : \$29,843.75				
Interest : \$982.98				
Additional Interest : \$6.42				
Release : \$80.75				
Property Report Fee: \$75.00				
Reinspection/appraisal Fees: \$275.00				
Unapplied Funds Balance: \$-1.87				
Commission				
Listing Agent Commission to BHHS Fox & Roach - Devon		\$11,100.00		
Selling Agent Commission to Springer Realty Group		\$11,100.00		
Miscellaneous				
**Liened School Tax to Portnoff Law Associates, LTD.		\$8,955.26		
*Chester County Tax Claim ESCROW to Chester County Treasurer		\$1,900.00		
2024 County Tax Duplicate Bill Fee to Chester County Treasurer		\$25.00		
2024 County Tax to Chester County Treasurer		\$564.55		
2024 Township Tax Duplicate Bill Fee to HAB-RET		\$2.25		
2024 Township Tax to HAB-RET		\$19.84		
Edoc Fee to Edge Abstract Independence LLC		\$30.00		
Express Mail Fee to Golden Abstract, LLC		\$90.00		
HOA Account Balance ESCROW to Kimberton Knoll HOA		\$27,700.00		
HOA Dues February to Kimberton Knoll HOA		\$245.00		
HOA Master Dues (1/1/24-6/30/24) to Kimberton Knoll HOA Master		\$175.00		
Notary Fee		\$40.00		
Release Tracking & Recording to ReQuire to Golden Abstract, LLC		\$35.00		

	Debit	Credit
Subtotals	\$93,243.93	\$372,004.30
Due to Seller	\$278,760.37	
Totals	\$372,004.30	\$372,004.30

See signature addendum

PRELIMINARY

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Golden Abstract, LLC to cause the funds to be disbursed in accordance with this statement.

Mary Mulvihill

Date

Settlement Agent

Date

PRELIMINARY